



CITY OF LEON VALLEY
BOARD OF ADJUSTMENT COMMITTEE (BOA)
Leon Valley City Hall - Council Chamber
6400 El Verde Road, Leon Valley, Texas 78238
Thursday, October 11, 2018 at 6:00 p.m.

MINUTES

The Board of Adjustment Committee met on the 11th day of October, 2018 at the Leon Valley City Hall Council Chamber located at 6400 El Verde Road, Leon Valley, Texas for the purpose of the following business:

1. Call to Order and Determine if Quorum is Present.

The meeting was called to order by Chair Steven Mouser at 6:00 p.m. on October 11, 2018. A quorum was declared to be in attendance. Those members in attendance were: Albert Alcocer, Phillip Riddle, Steven Mouser, Viavian Pankey and Gayle Monnig.

Also in attendance were:

Planning & Zoning Director Brandon Melland and Attorney Clarissa Rodriguez (Attorney, Denton Navarro Rocha Bernal & Zech, P.C.).

2. Approval of September 13, 2018 Board of Adjustment Minutes. (Steven Mouser, Chair)

A motion was made by Board Member Phillip Riddle and seconded by Board Member Vivian Pankey. Upon a unanimous vote, Planning & Zoning Director Brandon Melland announced the motioned carried.

3. New Hearings: 2018-226 (Variance)- Hold a public hearing and consider a request by Kaufman Killen Law firm, on behalf of Stepstone Credit, for a variance to Section 15.02.325(a)(1) and Section 15.02.325(a)(5) regarding distance and operating regulations for Non-Chartered Financial Institutions at 6816 Huebner Road; generally located at the southwest corner of Bandera Road and Huebner Road. (Planning & Zoning Director, Brandon Melland)

Planning & Zoning Director Brandon Melland presented the details of the request.

Mr. Rob Killen, Attorney with Kaufman Killen Attorney spoke on behalf of the owner and applicant.

Mr. Larry Proffitt spoke regarding the request.

A motion was made by Board Member Vivian Pankey to approve variance 15.02.325(a)(1) and 15.02.325(a)(5). The motion died for lack of second.

A second motion was made by Board Member Phillip Riddle to deny variance 15.02.325(a)(1) and 15.02.325(a)(5) because applicant is creating the need for the variance and because of the zoning requirements; the business is not allowed to be within 1000 feet of other businesses in the same type of business and (2) the business must operate within a freestanding building. This motion was seconded by Board Member Albert Alcocer.

Planning & Zoning Director Brandon Melland then called for a call vote to which the Board of Adjustment Committee replied: Board Member Albert Alcocer – Aye; Board Member Gayle Monnig – Aye; Board Member Phillip Riddle – Aye; Chair Steven Mouser – Aye; and Board Member Vivian Pankey – Nay.

The Board of Adjustment Committee voted four (4) for, and one (1) opposed with Board Member Vivian Pankey casting the negative vote. Planning & Zoning Director Brandon Melland announced the variance denied.

4. Adjournment.

Chair Steven Mouser announced the meeting adjourned at 6:54 p.m.

These minutes approved by the Board of Adjustment Committee on 2/25/19 (DATE).

APPROVED

ATTEST:


BRANDON MELLAND, AICP, CNU-A
PLANNING & ZONING DIRECTOR

STEVEN MOUSER

CHAIR

